



WILLIAM T FUJIOKA  
Chief Executive Officer

## County of Los Angeles CHIEF EXECUTIVE OFFICE

713 KENNETH HAHN HALL OF ADMINISTRATION  
LOS ANGELES, CALIFORNIA 90012  
(213) 974-1101  
<http://ceo.lacounty.gov>

December 4, 2007

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

**APPROVE REVISED PROJECT SCOPE OF WORK  
FOR THE EAST LOS ANGELES STATION REFURBISHMENT PROJECT  
CAPITAL PROJECT (C.P.) No. 77051  
(FIRST DISTRICT) (3 VOTES)**

**JOINT RECOMMENDATION WITH THE SHERIFF THAT YOUR BOARD:**

1. Find that the East Los Angeles Station Refurbishment Project is categorically exempt under the California Environmental Quality Act (CEQA).
2. Approve a revision to the project scope of work for the East Los Angeles Station Refurbishment project, C.P. No. 77051, to allow for the refurbishment of the vacated Special Enforcement Bureau (SEB) facility to accommodate special gang units assigned to the East Los Angeles (ELA) Sheriff's Station and the relocation of the Community Oriented Policing Services (COPS) Bureau.
3. Authorize the Sheriff or his designee to manage and deliver the project.
4. Find that a briefing room and adjacent office within the vacated SEB facility is not needed for exclusive use by the County and instruct the Chief Executive Office (CEO) to negotiate, prepare and execute a two year gratis non-exclusive license agreement for the use of the space by the Soledad Enrichment Agency (SEA).

Board of Supervisors  
GLORIA MOLINA  
First District

YVONNE B. BURKE  
Second District

ZEV YAROSLAVSKY  
Third District

DON KNABE  
Fourth District

MICHAEL D. ANTONOVICH  
Fifth District

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Approval of the recommended actions will allow the Sheriff's Department (LASD) to revise the scope of work and prevent monthly leasing costs to the County by refurbishing the vacated SEB facility located at 130 S. Fetterly in Los Angeles and a small portion of the ELA Sheriff's Station. The refurbished space will effectively house special gang units assigned to ELA Sheriff's Station and the COPS Bureau in a centralized location. In addition, your approval will allow the SEA to conduct parenting classes and youth programs for the community in the existing briefing room.

### **Project Background**

In 2002, C.P. No. 77051 was established to provide tenant improvements in leased space for a satellite station for the ELA Sheriff's Station. The leased space was needed to house the Gang Enforcement Team (GET), Youth Authority League (YAL), Crime Prevention, Narcotics, Operation Safe Street (OSS), Reserves, Explorers and Volunteer Programs, and Parking Enforcement.

The LASD had been working with the Real Estate Division of the Chief Executive Office to identify suitable lease space in the ELA vicinity. Unfortunately, the majority of the available lease space did not meet LASD's needs. The relocation of the SEB operations to Biscailuz Center was completed in September 2006 and the vacated County-owned facility is now available for backfill. Therefore, LASD is requesting your Board's approval to use C. P. No. 77051 funds to renovate the vacated County-owned SEB facility, and a small portion of the ELA Sheriff's Station to accommodate various units within the LASD. The renovated space at the East Los Angeles Station will accommodate Narcotics Bureau, Timekeeping, Parking Lot Enforcement and Community Relations. The refurbishment of the vacated SEB facility will alleviate the current overcrowded conditions at the ELA Sheriff's Station, and improve space efficiency at Sheriff's Headquarters and Men's Central Jail by relocating the following ELA assigned units: OSS, GET NARCO teams, the COPS Bureau Headquarters, and the ELA COPS teams.

## **Scope**

The vacated SEB facility will require abatement of asbestos, installation of new ramps, modification of restrooms and other common spaces to accommodate ADA accessibility, new lighting, ductwork, ceilings, kitchen cabinets, door hardware, phone and data upgrades. The existing briefing room and a small office will be shared with SEA for their parenting and youth programs. The SEA has served the community for many years, and will use the space mostly in the evenings without any impact on the daily operations of the units within the facility. The proposed renovation work is minimal and, therefore, the Department of Public Works (DPW) will provide mechanical, electrical and plumbing (MEP) design services and staff from LASD, Facilities Planning Bureau will develop the architectural drawings and obtain all jurisdictional agency approvals from DPW. The refurbishment work will be performed by the LASD, Facilities Services Bureau.

Furthermore, areas of the existing parking lot have been repaved, and new light fixtures have been installed to accommodate overflow County parking within the new ELA Civic Center at a cost of \$76,922. The work was performed by Job Order Contract (JOC) and managed by DPW. In addition, \$9,000 has been spent on consultant services to provide recommendations on civic art for the ELA Sheriff's Station and the ELA Civic Center Complex.

## **IMPLEMENTATION OF COUNTY STRATEGIC PLAN GOALS**

These recommended actions are consistent with the County's Strategic Plan Goals of Service Excellence and Fiscal Responsibility, since this project will provide an efficient working environment and will invest in public infrastructure to improve the performance and productivity of LASD.

## **FISCAL IMPACT/FINANCING**

The total project cost including refurbishment, consultant services, plan check and County services is \$504,000. Sufficient funds are available in the 2007-08 Capital Projects/Refurbishments Budget under C.P. No. 77051.

The proposed project schedule and budget summary are in Enclosures A and B.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

Not applicable.

### **ENVIRONMENTAL DOCUMENTATION**

The California Environmental Quality Act (CEQA) requires all public agency decision makers to document and consider the environmental implications of their actions. This project is categorically exempt from CEQA under the State CEQA Guidelines, Section 15301 (a) since it consists of minor alterations to an existing facility. This Department will file a Notice of Exemption with the County Clerk. A \$25 handling fee will be paid to the County Clerk for processing. A copy of the Notice of Exemption is provided as Enclosure C.

Issuance of a non-exclusive license agreement for use of said County property is exempt from CEQA pursuant to Class 1 of the County's Environmental Document Reporting procedures and guidelines (Existing Facility).

### **CONTRACTING PROCESS**

Not applicable.

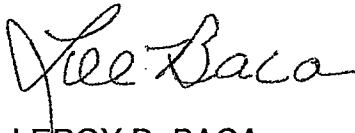
### **IMPACT ON CURRENT SERVICES**

There will be no impact on current LASD services or projects during the performance of the recommended services.

**CONCLUSION**

Upon your Board's approval, please provide one copy of the Board-adopted letter to LASD and the CEO Capital Projects Division.

Respectfully submitted,



LEROY D. BACA  
Sheriff



WILLIAM T FUJIOKA  
Chief Executive Officer

LDB:WTF:MJD:CAH  
DL:JSE:DJT:ml/mm

Enclosures (3)

c : Board of Supervisors, Justice Deputies  
Sachi A. Hamai, Executive Officer  
Sharon R. Harper, Chief Deputy, CEO  
Jackie White, Senior Manager, CEO  
Sheila Williams, Principal Analyst, CEO  
Raymond G. Fortner, Jr., County Counsel  
Gary Gross, Deputy County Counsel  
Office of Affirmative Action Compliance  
Paul K. Tanaka, Assistant Sheriff  
Victor Rampulla, Division Director, Administrative Services Division (ASD)  
Glen Dragovich, Assistant Division Director, ASD  
Brian Meeder, Sergeant, ASD  
Gary Tse, Director, Facilities Planning Bureau  
Adrianne Ferree, Assistant Director, Facilities Planning Bureau  
Joe Cruz, Administrative Services Manager, Facilities Planning Bureau  
Lucy Thielen, Project Manager, Facilities Planning Bureau  
Chrono  
File

**ENCLOSURE A**

**APPROVE SCOPE CHANGE  
FOR THE EAST LOS ANGELES STATION REFURBISHMENT PROJECT**

**PROJECT SCHEDULE**

Project Activity	Estimated Start Date	Estimated Completion Date
Program Development	06/2006	11/2006
Construction Documents/Plan Check/Permits	12/2007	01/2008
Construction	02/2008	06/2008
Construction Substantial Completion	06/2008	06/2008
Acceptance	07/2008	07/2008

## ENCLOSURE B

### **AWARD A/E AGREEMENT AND RELATED ACTIONS FOR THE EAST LOS ANGELES STATION REFURBISHMENT PROJECT**

#### **PROJECT COST SUMMARY**

<b>Project Category</b>	<b>Current Budget</b>
Land and Development	N/A
Construction <ul style="list-style-type: none"><li>• Building and Improvements</li><li>• Parking lot improvements (JOC Construction)</li></ul> Subtotal	 \$329,178 <u>\$72,806</u> \$401,984
Plans and Specifications	N/A
Consultant Services <ul style="list-style-type: none"><li>• Asbestos Related Work</li><li>• Civic Art</li><li>• Parking lot improvements (JOC consultant fee)</li></ul> Subtotal	 \$44,000 \$9,000 <u>\$915</u> \$53,915
Plan Check and Jurisdictional Review	\$5,000
County Services <ul style="list-style-type: none"><li>• DPW Design Services (MEP package)</li><li>• Parking lot improvements (DPW-Project Management)</li><li>• Parking lot improvements (Affirmative Action Compliance)</li></ul> Subtotal	 \$39,900 \$2,501 <u>\$700</u> \$43,101
<b>TOTAL</b>	<b>\$504,000</b>

\* The total cost for the parking lot improvements is \$76,922.

## **Notice of Exemption**

To: ☐ Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, California 95814

From: Los Angeles County Sheriff's Department  
1000 South Fremont Avenue, Unit 47  
Alhambra, California 91803

☒ Registrar-Recorder/County Clerk  
County of Los Angeles  
12400 Imperial Highway  
Norwalk, California 90650

Project Title: **East Los Angeles Satellite Station**

Project Locations: **130 South Fetterly Avenue, Los Angeles, California**

Description of Nature, Purpose, and Beneficiaries of Project:

**Project consists of minor alterations to the Special Enforcement Bureau Facility involving no expansion of the existing facility. The alteration to this facility is required to provide an effective work environment for the multiple units that will use the facility which include the Community Oriented Policing, Vital Interventional Directional Alternative (VIDA), and Crime Prevention among others**

Name of Public Agency Approving Project: **Los Angeles County**

Name of Person or Agency Carrying out Project: **Los Angeles County Sheriff's Department  
Facilities Planning Bureau**

Exempt Status:

☒ **Categorical Exemption, Title 14. Chapter 3. Article 19. Section 15301 (a).**

Reason why project is exempt:

1. **This project is exempt under Section 15301 for the following:**
  - **It consists of a minor alteration of an existing public facility;**
  - **The area in which the project is located is not environmentally sensitive; and**
  - **The project involves negligible or no expansion of an existing use.**
2. **This project is exempt under Section 15301 because it does not meet the following exceptions under Article 19 to the use of these exemption:**
  - **does not have a cumulative impact of successive projects of the same type in the same place as the project at this site is unique;**
  - **does not have a significant effect on the environment due to unusual circumstance as there are no known unusual circumstances;**
  - **does not result in damage to scenic resources within a highway officially designated as a state scenic highway;**
  - **does not cause a substantial adverse change in the significance of a historical resource;**



- is not located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code regarding hazardous waste sites; and
- Will not cause a substantial adverse change to a historical resource, as no such resource occurs at the site.

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Lead Agency

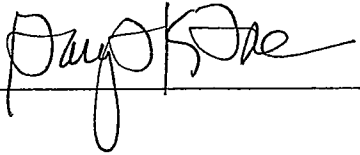
Contact Person: **Mr. Gary T.K. Tse**

Area Code/Telephone: **626-300-3003**

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: \_\_\_\_\_



Date: \_\_\_\_\_

11/19/07

Title: \_\_\_\_\_

DIRECTOR